

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 3, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy
Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin,
Maldonado Moreno, Peraica, Quigley, Schneider and Sims (15)

Absent: Commissioners Steele and Suffredin (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

287561 DOCKET #8279 – T. & T. CORCORAN, Owners, Application (No. V-07-53): Variation, previously approved, to reduce left interior side yard setback from 15 feet to 6 feet; and reduce rear yard setback from 50 feet to 10 feet for proposed additions in the R-4 Single Family Residence District. The subject property consists of approximately 0.43 of an acre, located on the southeast corner of 60th Street and Peck Avenue in Lyons Township, County Board District #16.
Recommendation: That the applicant be granted a one year extension of time.

Conditions: None

Objectors: None

289047 DOCKET #8316 – R. & E. LARA, Owners, Application (No. V-07-85): Variation, previously approved, to reduce left side yard setback from 10 feet to 2 feet; reduce right interior side yard setback from 10 feet to 1 foot; reduce front yard setback from 30 feet to 17 feet 8 inches; and increase the floor area ratio from .40 to 1.20 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.06 of an acre, located on the south side of West 71st Street, approximately 177.88 feet east of Nottingham Avenue in Stickney Township, County Board District #11.
Recommendation: That the applicant be granted a one year extension of time.

Conditions: None

Objectors: None

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289282

DOCKET #8332 – R. ZAJESKI, Owner, Application (No. V-07-101): Variation, previously approved, to reduce rear yard setback from 30 feet to 12 feet for a deck in the R-3 Single Family Residence District. The property consists of approximately 0.30 of an acre, located on the south side of Pheasant Trail, approximately 270 feet south of Waters Edge Trail in Orland Township, County Board District #17. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy moved approval of Communication Nos. 287561, 289047 and 289282. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

295858

SHANNON WALLACE, Owner, 4931 South Long Avenue, Chicago, Illinois 60638, Application (No. SU-08-04; Z08067). Submitted by Same. Seeking a SPECIAL USE in the R-5 Single Family Residence District for the continued use (as granted by SU-80-39) for a two unit apartment building in Section 9 of Stickney Township. Property consists of approximately .178 of an acre located on the eastside of Long Avenue, approximately 240 feet north of 50th Street in Stickney Township, County Board District #11. Intended use: For a two unit residential apartment building.

295859

MILLIE CHRISTO, Owner, 612 Rosedale Road, Glenview, Illinois 60025. Application (No. SU-08-05; Z08093). Submitted by Howard Chernawsky, 4243 Yorkshire Lane, Northbrook, Illinois 60062. Seeking a SPECIAL USE, UNIQUE USE in the C-3 General Service Commercial District to open and operate a second hand store in Section 33 of Northfield Township. Property consists of 0.26 of an acre located on the eastside of Greenwood Road, approximately 246 feet south of Glenview Road in Northfield Township, County Board District #14. Intended use: Resale shop, thrift store and second hand store.

Commissioner Goslin, seconded by Vice Chairman Murphy, referred the following New Applications to the Zoning Board of Appeals. The motion carried unanimously.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

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295860 DOCKET #8444 – E. Doherty, Owner, Application (No. V-08-62): Variation to reduce lot area from 20,000 square feet to 16,252 square feet (existing); reduce both interior side yard setbacks from 15 feet to 12.5 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the north side of 54th Street, approximately 336 feet west of Harvey Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295861 DOCKET #8446 – L. & C. Graefen, Owners, Application (No. V-08-64): Variation to reduce left interior side yard setback from 15 feet to 5 feet (existing) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.59 of an acre, located on the south side of Arctic Lane, approximately 171 feet west of Silver Fox Drive in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295862 DOCKET #8447 – J. Peytchev, Owner, Application (No. V-08-65): Variation to reduce right side yard setback from 10 feet to 5 feet (existing single family residence); reduce right side yard setback from 10 feet to 3 feet (existing detached shed) for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the east side of Western Avenue, approximately 291 feet south of Golf Road in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295863 DOCKET #8448 – Romanelli/Sideris/Farrell-Romanelli, Owners, Application (No. V-08-66): Variation to reduce rear yard setback from 40 feet to 28 feet (existing); reduce right side yard setback from 10 feet to 0 feet (existing shed); reduce distance between principal and accessory structure from 10 feet to 5 feet (existing) for a garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the north side of Gayle Court, approximately 222 feet west of Julie Drive in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 295860, 295861, 295862 and 295863. The motion carried unanimously.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

295864 DOCKET #8449 – Clear Channel Outdoor, Inc., Owner, Application (No. V-08-67): Variation to increase height of billboard advertising sign from 40 feet above curb level (existing) to 95 feet above the established average grade for conversion of an existing billboard advertising sign to digital multiple media sign in the I-1 Restricted Industrial District. The subject property consists of approximately 3.45 acres, located on the east side of I-294 (Tri-State Toll way), approximately 600 feet south of Central Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: The Zoning Board of Appeals received a letter of objection from the Planning Department in the Village of Glenview.

295865 DOCKET #8450 – Clear Channel Outdoor, Inc., Owner, Application (No. V-08-68): Variation to increase height of billboard advertising sign from 40 feet above curb level (existing) to 70 feet above the established average grade (existing) for conversion of an existing billboard sign to digital multiple media sign in the I-1 Restricted Industrial District. The subject property consists of approximately 5.74 acres, located on the south side of I-94, approximately 0.5 miles west of Waukegan Road in the C.M.St.P & P Railroad in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved to deferred Communication Nos. 295864 and 295865, to the October 1, 2008 board meeting. The motion carried.

Commissioner Gorman voted no.

SECTION 5

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

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295866 DOCKET #8451 – L. Daidone, Owner, Application (No. V-08-69): Variation to reduce front yard setback from 26 feet (@20%) to 23 feet to extend eaves/overhang (existing) for a porch in the R-5 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the east side of Geneva Avenue, approximately 68 feet north of Schubert Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295867 DOCKET #8452 – R. Wikar, Owner, Application (No. V-08-70): Variation to reduce right interior side yard setback from 15 feet to 2 feet for a shed (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the west side of Lakeside Drive, approximately 248 feet north of Bayer Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295868 DOCKET #8453 – D. Wessels, Owner, Application (No. V-08-71): Variation to increase height of fence in the front yard from 3 feet to 5 feet for a fence in the R-5 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the south side of Foundry Road, approximately 100 feet east of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295869 DOCKET #8454 – K. & L. Epley, Owners, Application (No. V-08-72): Variation to reduce right side yard setback from 15 feet to 8 feet (existing); reduce lot width from 150 feet to 100 feet (existing) for proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.93 of an acre, located on the west side of Kedvale Avenue, approximately 300 feet south of 163rd Street in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295870 DOCKET #8455 – D. Dereszkieicz, Owner, Application (No. V-08-73): Variation to reduce left interior side yard setback from 10 feet to 2 feet (existing); and reduce right interior side yard setback from 10 feet to 9 feet (existing) to replace detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Summerdale Avenue, approximately 180 feet west of

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Courtland Avenue in Norwood Park Township, County Board District #9.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

295871 DOCKET #8456 – C. FERRONE, Owner, Application (No. V-08-74): Variation to reduce distance between principal and accessory structure from 10 feet to 3.9 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the southeast corner of Glenview Road and Glenwood Lane in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295872 DOCKET #8457 – P. GACIU, Owner, Application (No. V-08-74): Variation to reduce right interior side yard setback from 15 feet to 13 feet (existing); and increase the floor area ratio from .25 to .26 for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the east side of Hickory Court, approximately 105 feet north of Oakwood Road in Northfield Township, County Board District #13. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295873 DOCKET #8458 – St. Nicholas Diocese in Chicago for the Ukrainians, Owner, Application (No. V-08-76): Variation to increase size of sign face from 32 square feet to 40 square feet and increase height of sign from 10 feet to 12 feet for a church sign in the R-4 Single Family Residence District. The subject property consists of approximately 2.97 acres, located on the north side of 131st Street, approximately 267 feet east of 86th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295874 DOCKET #8459 – C. & J. Phillip, Owners, Application (No. V-08-77): Variation to reduce lot area 20,000 square feet to 17,242 square feet (existing); and reduce corner side yard setback from 25 feet to 8 feet (existing); reduce rear yard setback from 50 feet to 43 feet (existing); and reduce distance between principal and accessory structure from 10 feet to 7 feet for a proposed detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.40 of an acre, located on the northeast corner of 57th Street and Harvey Avenue in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

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Conditions: None

Objectors: The neighbor across the street Mr. John Schroeder appeared and objected.

295875 DOCKET #8460 – Christ Healing Evangelical Church, Owner, Application (No. V-08-78): Variation to increase size of sign face from 32 square feet to 59 square feet for a proposed sign in the R-1 Single Family Residence District. The subject property consists of approximately 8.74 acres, located on the east side of Greenwood Road, approximately 516 feet south of 158th Street in Thornton Township, County Board District #4. **Recommendation: That the application be granted.**

Conditions: That the sign be erected at least 10 feet from the front of the property line.

Objectors: None

295876 DOCKET #8461 – A. KOGUT, Owner, Application (No. V-08-79): Variation to reduce right side yard setback from 10 feet to 5 feet (existing); reduce left side yard setback from 10 feet to 4 feet (existing); and reduce front yard setback from 28 feet @ 20% to 25 feet (existing) for a proposed 2nd floor addition and a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Summerdale Avenue, approximately 240 feet east of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295877 DOCKET #8464 – E. Kurowski, Owner, Application (No. V-08-80): Variation to reduce left side yard setback from 10 feet to 4 feet; and reduce rear yard setback from 40 feet to 31 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the east side of North Crescent Avenue, approximately 83 feet south of west Seminole Avenue in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295878 DOCKET #8465 – M. BUENO, Owner, Application (No. V-08-81): Variation to reduce left side yard setback from 10 feet to 5 feet (existing); and reduce right side yard setback from 10 feet to 5 feet for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the south side of Medill Avenue, approximately 360 feet west of Kirschoff Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

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Conditions: None

Objectors: None

295879 DOCKET #8466 – P. Coleman, Owner, Application (No. V-08-82): Variation to reduce left side yard setback from 15 feet to 12.79 feet for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northeast corner of 157th Street and 115th Court in Orland Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Vice Chairman Murphy, moved the approval of Communication Nos. 295866, 295867, 295868, 295869, 295870, 295871, 295872, 295873, 295874, 295875, 295876, 295877, 295878 and 295879. The motion carried unanimously.

Commissioner Daley, seconded by Commissioner Sims, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary